

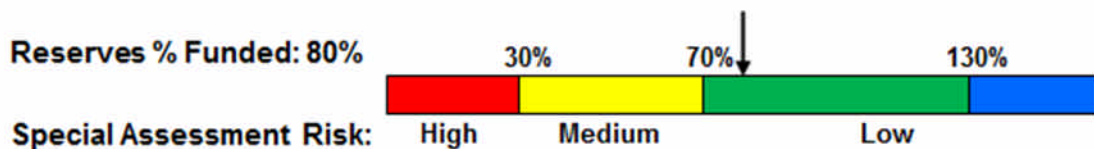
3- Minute Executive Summary

Association: Mountain Bridge Community Association #: 20361-3
Location: Mesa, Arizona # of Units: 1480
Report Period: January 1, 2017 through December 31, 2017

Findings/Recommendations as-of 1/1/2017:

Projected Starting Reserve Balance:	\$1,832,200
Current Fully Funded Reserve Balance:	\$2,300,105
Average Reserve Deficit (Surplus) Per Unit:	\$316
Recommended 2017 Monthly “Full Funding” Contributions:.....	\$45,000
Alternate Minimum Contributions* To Keep Reserves Above \$0:....	\$36,500
Recommended 2017 Special Assessment for Reserves:	\$0

Most Recent Budgeted Reserve Contribution Rate:\$34,354



Economic Assumptions:

Net Annual “After Tax” Interest Earnings Accruing to Reserves.....1.00%
 Annual Inflation Rate3.00%

- This is an “Update With-Site-Visit” Reserve Study, based on a prior Report prepared by Association Reserves for your 2015 Fiscal Year. We performed the site inspection beginning on November 16, 2016.
- The Reserve expense threshold for this analysis is \$1,000. This means no expenses under \$1,000 are funded in the Reserve Study.
- Because your Reserve Fund is 80% Funded, this means the association’s special assessment & deferred maintenance risk is currently low. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where associations enjoy a low risk of Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to increase your Reserve contributions to \$45,000/month. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

- **The association has requested a threshold funding level of 70%. This study is designed to maintain a 70% funded level, rather than the 100% Fully Funded level.**

***officially called “Baseline Funding”**

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
OWNERS CLUB EXTERIOR				
305	HVAC Units - Replace	15	8	\$25,000
320	Pole Lights - Replace	30	23	\$4,300
322	Bollard Lights - Replace	20	13	\$24,000
324	Exterior Lights - Replace	20	13	\$12,000
408	Drinking Fountain - Replace (A)	15	8	\$4,050
408	Drinking Fountain - Replace (B)	15	8	\$3,400
430	Access System - Replace	15	8	\$23,000
450	Clock - Replace	20	13	\$7,500
600	Furniture - Replace (Metal)	12	5	\$22,000
601	Furniture - Replace (Metal+Cushion)	12	5	\$16,000
602	Furniture - Replace (Wood)	15	8	\$18,000
927	Pool Restrooms - Remodel	20	13	\$32,000
1115	Stucco Surfaces - Repaint	8	1	\$8,500
1116	Wood Surfaces - Repaint	8	1	\$4,500
1304	Tile Roof - Refurbish	30	23	\$39,500
OWNERS CLUB INTERIOR				
408	Drinking Fountain - Replace	15	8	\$4,050
803	Water Heater - Replace	10	3	\$2,900
901	Carpet Floor - Replace	8	6	\$11,000
902	Rubber Floor - Replace	12	5	\$5,500
903	Tile Floor - Replace	20	13	\$41,750
907	Room Dividers - Replace	25	18	\$30,500
908	Window Blinds - Replace	15	8	\$5,100
911	Ceiling Fans - Replace	15	8	\$5,600
912	Office Furniture - Replace	12	5	\$4,850
913	Office Chairs - Replace	6	0	\$2,150
916	Computers - Replace	5	2	\$4,800
917	Surveillance System - Replace	8	1	\$4,600
920	Kitchen - Remodel	20	13	\$18,000
921	Kitchen Appliances - Replace (A)	12	5	\$5,250
921	Kitchen Appliances - Replace (B)	12	11	\$8,100
925	Restrooms - Remodel	20	13	\$39,500
928	Kitchenette - Remodel	20	13	\$7,950
932	Cardio Equipment - Replace	8	1	\$60,500
935	Strength Equipment - Replace	15	8	\$29,500
938	Defibrillator - Replace	12	5	\$2,000
970	Phone System - Replace	12	5	\$2,750
972	Sound System - Replace	10	3	\$3,000
980	Fire Alarm Panel - Replace	12	5	\$2,850
1080	Interior Lights - Replace	20	13	\$8,500
1100	Interior Surfaces - Repaint	10	9	\$4,500
POOL AREA				
504	Metal Fence - Replace	24	17	\$30,500
511	Wood Pergolas - Replace	20	13	\$17,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
1107	Metal Fence - Repaint	4	3	\$4,400
1117	Wood Pergolas - Repaint	4	2	\$2,050
1200	Pool Deck - Resurface	16	10	\$51,500
1201	Pool Deck - Seal/Repair	4	2	\$20,500
1202	Pool - Resurface	15	8	\$33,000
1203	Spa - Resurface	12	5	\$5,450
1204	Fountain - Resurface	15	8	\$2,600
1206	Pool Furniture - Replace	12	5	\$35,000
1218	Fountain Filter - Replace	15	8	\$1,100
1219	Pool Filter - Replace	15	8	\$13,500
1220	Spa Filter - Replace	15	8	\$1,700
1222	Pool Heater - Replace	15	8	\$20,000
1223	Pool Heater - Repair	15	1	\$6,300
1224	Spa Heater - Replace	8	1	\$3,550
1226	Pool Pumps - Replace	15	8	\$11,500
1227	Pool Pumps - Repair	15	1	\$5,700
1228	Spa/Fountain Pumps - Replace (A)	10	8	\$3,000
1228	Spa/Fountain Pumps - Replace (B)	10	3	\$1,000
1229	Chlorinators - Replace	10	3	\$6,250
1232	Portable Filter - Replace	10	3	\$3,000
1235	Aqua Gen System - Replace	15	13	\$32,500
1304	Tile Roof - Refurbish	30	23	\$7,800
1305	Metal Roof - Replace	20	13	\$2,000

RECREATION AREA				
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201	Asphalt - Resurface	24	17	\$85,000
202	Asphalt - Seal/Repair	4	2	\$5,000
205	Brick Pavers - Repair	10	3	\$3,950
320	Pole Lights - Replace	20	13	\$2,200
327	Sports Court Lights - Replace	30	23	\$41,000
328	Sports Court Lights Meter - Replace	20	13	\$20,500
405	Park Furniture - Replace	12	5	\$11,500
407	BBQ Grills - Replace	15	8	\$3,200
408	Drinking Fountains - Replace	15	8	\$10,100
410	Playground Equipment - Replace	20	13	\$40,000
414	Playground Sand - Replenish	8	1	\$1,350
415	Playground Turf - Replace	12	5	\$1,850
419	Frisbee Golf Goals - Replace	20	13	\$3,200
425	Putting Green - Replace	10	3	\$32,000
432	Basketball Court - Resurface	5	3	\$4,300
433	Basketball Goals - Replace	20	13	\$1,800
441	Pickleball Court - Resurface	5	3	\$3,700
442	Tennis Courts - Resurface	5	3	\$11,500
443	Tennis/Pickleball Fence - Replace	30	23	\$30,000
504	Metal Fence - Replace	20	13	\$12,500
510	Trash Gates - Replace	18	11	\$3,450
701	Monuments - Refurbish	20	13	\$12,500
1005	Landscape Granite - Replenish	8	1	\$7,950

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
1107	Metal Fence - Repaint	3	2	\$1,800
1112	Tennis/Pickleball Fence - Repaint	6	0	\$6,000
1304	Tile Roof - Refurbish	30	23	\$6,850
DESERT FOOTHILLS PARK				
201	Asphalt - Resurface	24	15	\$17,000
202	Asphalt - Seal/Repair	4	2	\$1,750
405	Park Furniture - Replace	12	3	\$7,950
410	Playground Equipment - Replace	20	11	\$23,000
415	Playground Turf - Replace	12	3	\$32,000
418	Shade Screen - Replace	10	8	\$4,200
432	Basketball Court - Resurface	5	3	\$4,300
433	Basketball Goals - Replace	20	11	\$1,800
438	Soccer Goals - Replace	15	6	\$3,450
504	Metal Fence - Replace	24	15	\$20,000
701	Monuments - Refurbish	20	11	\$3,550
1107	Metal Fence - Repaint	4	0	\$2,150
1116	Wood Surfaces - Repaint	4	2	\$2,550
1304	Tile Roof - Refurbish	30	21	\$3,450
UPPER CANYON PARK				
320	Pole Lights - Replace	30	29	\$2,200
405	Park Furniture - Replace	12	11	\$4,750
410	Playground Equipment - Replace	20	19	\$25,000
413	Playground Mulch - Replenish	8	7	\$3,750
432	Basketball Court - Resurface	5	4	\$2,500
441	Pickleball Court - Resurface	5	4	\$3,700
443	Pickleball Fence - Replace	30	29	\$7,600
1112	Pickleball Fence - Repaint	6	5	\$1,750
1116	Wood Surfaces - Repaint	4	3	\$1,250
1304	Tile Roof - Refurbish	30	29	\$2,400
GROUNDS				
103	Concrete - Repair	5	2	\$7,200
250	Street Signs - Refurbish (A)	10	2	\$6,800
250	Street Signs - Refurbish (B)	10	5	\$5,850
250	Street Signs - Refurbish (C)	10	8	\$8,600
322	Light Fixtures - Replace (Bollard)	20	15	\$74,000
322	Light Fixtures - Replace (Pole)	30	25	\$63,500
324	Wall Lights - Replace (A)	20	11	\$12,800
324	Wall Lights - Replace (B)	20	15	\$25,500
402	Pet Stations - Replace	12	8	\$9,000
405	Park Furniture - Replace	12	8	\$7,200
504	Metal Fence - Replace	24	20	\$99,500
701	Monuments - Refurbish (A)	20	11	\$7,250
701	Monuments - Refurbish (B)	20	15	\$14,500
1003	Irrig. Controllers - Replace (A)	12	3	\$18,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
1003	Irrig. Controllers - Replace (B)	12	7	\$16,500
1003	Irrig. Controllers - Replace (C)	12	10	\$25,000
1005	Irrig. Control System - Replace	12	9	\$5,350
1008	Irrig. Modules - Replace (A)	12	9	\$17,500
1008	Irrig. Modules - Replace (B)	12	10	\$13,500
1106	Metal Rails - Repaint	4	0	\$8,000
1107	Metal Fence - Repaint	4	3	\$9,000
1116	Wood Surfaces - Repaint (A)	4	2	\$4,450
1116	Wood Surfaces - Repaint (B)	4	2	\$8,900
1304	Tile Roof - Refurbish (A)	30	21	\$13,000
1304	Tile Roof - Refurbish (B)	30	25	\$26,000

ESCALANTE

201	Asphalt - Resurface	24	15	\$206,000
202	Asphalt - Seal/Repair	4	0	\$10,250
205	Brick Pavers - Repair	10	1	\$3,000
403	Mailboxes - Replace	18	9	\$8,250
501	Block/Stucco Walls - Repair	25	16	\$9,900
503	View Fence - Partial Replace	30	21	\$34,000
701	Monuments - Refurbish	20	11	\$2,400
703	Entry System - Replace	12	3	\$2,150
706	Gate Operators - Replace	12	5	\$10,050
1105	Block/Stucco Walls - Repaint	5	2	\$14,500
1108	View Fence - Repaint	5	2	\$12,500
1109	Vehicle Gates - Repaint	5	0	\$1,200

MONTEBELLA

201	Asphalt - Resurface	24	15	\$203,000
202	Asphalt - Seal/Repair	4	0	\$10,350
205	Brick Pavers - Repair	10	1	\$3,600
403	Mailboxes - Replace	18	9	\$9,950
501	Block/Stucco Walls - Repair	25	16	\$10,900
503	View Fence - Partial Replace	30	21	\$53,500
701	Monuments - Refurbish	20	11	\$2,650
703	Entry System - Replace	12	3	\$2,150
706	Gate Operators - Replace	12	3	\$10,050
1105	Block/Stucco Walls - Repaint	5	4	\$21,000
1108	View Fence - Repaint	5	4	\$22,500
1109	Vehicle Gates - Repaint	5	0	\$1,200

LEGACY

201	Asphalt - Resurface	24	15	\$224,000
202	Asphalt - Seal/Repair	4	0	\$11,400
205	Brick Pavers - Repair	10	1	\$8,000
403	Mailboxes - Replace	18	9	\$10,000
501	Block/Stucco Walls - Repair	25	16	\$12,000
503	View Fence - Partial Replace	30	21	\$64,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
701	Monuments - Refurbish	20	11	\$7,300
703	Entry System - Replace	12	3	\$4,150
706	Gate Operators - Replace	12	3	\$20,500
1105	Block/Stucco Walls - Repaint	5	2	\$24,000
1108	View Fence - Repaint	5	2	\$24,000
1109	Vehicle Gates - Repaint	5	0	\$2,400

MONTECITO

201	Asphalt - Resurface	24	15	\$85,000
202	Asphalt - Seal/Repair	4	0	\$4,500
205	Brick Pavers - Repair	10	1	\$3,400
403	Mailboxes - Replace	18	9	\$6,500
501	Block/Stucco Walls - Repair	25	16	\$6,250
503	View Fence - Partial Replace	30	21	\$17,500
504	Metal Fence - Replace	24	15	\$8,100
701	Monuments - Refurbish	20	11	\$2,400
703	Entry System - Replace	12	3	\$2,150
706	Gate Operators - Replace	12	3	\$10,050
1105	Block/Stucco Walls - Repaint	5	2	\$14,000
1107	Metal Fence - Repaint	5	2	\$1,150
1108	View Fence - Repaint	5	2	\$8,750
1109	Vehicle Gates - Repaint	5	0	\$1,200

LANTANA

201	Asphalt - Resurface	24	16	\$257,000
202	Asphalt - Seal/Repair	4	0	\$13,300
205	Brick Pavers - Repair	10	2	\$5,400
403	Mailboxes - Replace	18	10	\$13,000
501	Block/Stucco Walls - Repair	25	17	\$10,050
503	View Fence - Partial Replace	30	22	\$57,500
701	Monuments - Refurbish	20	12	\$3,950
703	Entry System - Replace	12	4	\$4,150
706	Gate Operators - Replace	12	4	\$20,500
1105	Block/Stucco Walls - Repaint	5	4	\$17,000
1108	View Fence - Repaint	5	4	\$26,000
1109	Vehicle Gates - Repaint	5	0	\$2,400

ESTATES AT VALENCIA

201	Asphalt - Resurface	24	17	\$68,000
202	Asphalt - Seal/Repair	4	0	\$3,500
205	Brick Pavers - Repair	10	3	\$3,400
403	Mailboxes - Replace	18	11	\$3,200
501	Block/Stucco Walls - Repair	25	18	\$3,400
503	View Fence - Partial Replace	30	23	\$21,500
701	Monuments - Refurbish	20	13	\$3,200
703	Entry System - Replace	12	5	\$2,150
706	Gate Operators - Replace	12	5	\$10,050

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
1105	Block/Stucco Walls - Repaint	5	4	\$6,000
1108	View Fence - Repaint	5	4	\$8,800
1109	Vehicle Gates - Repaint	5	0	\$1,200
VALENCIA				
201	Asphalt - Resurface	24	18	\$173,500
202	Asphalt - Seal/Repair	4	2	\$8,750
205	Brick Pavers - Repair	10	4	\$3,650
403	Mailboxes - Replace	18	12	\$8,350
501	Block/Stucco Walls - Repair	25	19	\$9,200
503	View Fence - Partial Replace	30	24	\$44,000
701	Monuments - Refurbish	20	14	\$2,200
703	Entry System - Replace	12	6	\$2,150
706	Gate Operators - Replace	12	6	\$10,050
1105	Block/Stucco Walls - Repaint	5	4	\$20,000
1108	View Fence - Repaint	5	4	\$20,750
1109	Vehicle Gates - Repaint	5	0	\$1,200
CANYON GATE				
201	Asphalt - Resurface	24	20	\$59,000
202	Asphalt - Seal/Repair	4	0	\$3,200
205	Brick Pavers - Repair	10	5	\$3,300
403	Mailboxes - Replace	18	19	\$3,300
501	Block/Stucco Walls - Repair	25	20	\$4,600
503	View Fence - Partial Replace	30	25	\$21,500
701	Monuments - Refurbish	20	16	\$2,650
703	Entry System - Replace	12	7	\$2,150
706	Gate Operators - Replace	12	7	\$10,050
1105	Block/Stucco Walls - Repaint	5	1	\$9,000
1108	View Fence - Repaint	5	1	\$8,750
1109	Vehicle Gates - Repaint	5	3	\$1,200
CARMEL				
201	Asphalt - Resurface	24	20	\$178,000
202	Asphalt - Seal/Repair	4	2	\$8,850
205	Brick Pavers - Repair	10	6	\$7,000
403	Mailboxes - Replace	18	14	\$8,350
501	Block/Stucco Walls - Repair	25	21	\$7,000
503	View Fence - Partial Replace	30	26	\$36,000
504	Metal Fence - Replace	24	20	\$3,700
701	Monuments - Refurbish	20	16	\$1,800
703	Entry System - Replace	12	8	\$2,150
706	Gate Operators - Replace	12	8	\$10,050
1105	Block/Stucco Walls - Repaint	5	4	\$16,000
1108	View Fence - Repaint	5	4	\$16,750
1109	Vehicle Gates - Repaint	5	3	\$1,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
STONEGATE				
201	Asphalt - Resurface	24	19	\$248,000
202	Asphalt - Seal/Repair	4	3	\$13,000
205	Brick Pavers - Repair	10	5	\$3,400
403	Mailboxes - Replace	18	13	\$8,350
501	Block/Stucco Walls - Repair	25	20	\$9,900
503	View Fence - Partial Replace	30	25	\$56,000
701	Monuments - Refurbish	20	15	\$2,450
703	Entry System - Replace	12	7	\$2,150
706	Gate Operators - Replace	12	7	\$10,050
1105	Block/Stucco Walls - Repaint	5	4	\$17,000
1108	View Fence - Repaint	5	4	\$22,500
1109	Vehicle Gates - Repaint	5	2	\$1,200
THE RESERVE				
201	Asphalt - Resurface	24	19	\$90,000
202	Asphalt - Seal/Repair	4	3	\$6,150
205	Brick Pavers - Repair	10	5	\$3,400
403	Mailboxes - Replace	18	13	\$3,250
501	Block/Stucco Walls - Repair	25	20	\$8,050
503	View Fence - Partial Replace	30	25	\$28,000
701	Monuments - Refurbish	20	15	\$2,000
703	Entry System - Replace	12	7	\$2,150
706	Gate Operators - Replace	12	7	\$10,050
1105	Block/Stucco Walls - Repaint	5	1	\$15,500
1108	View Fence - Repaint	5	1	\$12,000
1109	Vehicle Gates - Repaint	5	2	\$1,200
ESTRELLA VISTA				
201	Asphalt - Resurface	24	14	\$147,500
202	Asphalt - Seal/Repair	4	3	\$12,000
403	Mailboxes - Replace	18	15	\$3,350
501	Block/Stucco Walls - Repair	25	15	\$5,000
504	Metal Fence - Replace	24	14	\$1,650
701	Monuments - Refurbish	20	10	\$4,000
703	Entry System - Replace	12	0	\$2,150
706	Gate Operators - Replace	15	5	\$15,500
1105	Block/Stucco Walls - Repaint	5	4	\$8,250
1109	Vehicle Gates - Repaint	5	4	\$1,200
ELLSWORTH VILLAS				
201	Asphalt - Resurface	24	14	\$47,000
202	Asphalt - Seal/Repair	4	0	\$2,950
403	Mailboxes - Replace	18	8	\$3,250
405	Park Furniture - Replace	12	7	\$1,150
410	Playground Equipment - Replace	20	15	\$17,500
416	Playground Mulch - Replenish	8	3	\$2,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
501	Block Walls - Repair	25	15	\$2,600
503	View Fence - Partial Replace	30	20	\$4,400
504	Metal Fence - Replace	20	15	\$6,100
701	Monuments - Refurbish	20	10	\$3,150
1105	Block Walls - Repaint	5	0	\$3,000
1108	View Fence - Repaint	5	0	\$2,450

ENTRADA

201	Asphalt - Resurface	24	20	\$193,000
202	Asphalt - Seal/Repair	4	3	\$10,750
205	Brick Pavers - Repair	10	6	\$6,250
403	Mailboxes - Replace	18	14	\$13,500
501	Block/Stucco Walls - Repair	25	21	\$8,050
503	View Fence - Partial Replace	30	26	\$36,000
701	Monuments - Refurbish	20	16	\$2,000
703	Entry System - Replace	12	8	\$2,150
706	Gate Operators - Replace	12	8	\$10,050
1105	Block/Stucco Walls - Repaint	5	2	\$15,000
1108	View Fence - Repaint	5	2	\$16,000
1109	Vehicle Gates - Repaint	5	3	\$1,200

CORTE BELLA

201	Asphalt - Resurface	24	21	\$222,000
202	Asphalt - Seal/Repair	4	0	\$13,000
205	Brick Pavers - Repair	10	7	\$3,500
403	Mailboxes - Replace	18	15	\$8,550
501	Block/Stucco Walls - Repair	25	22	\$12,000
503	View Fence - Partial Replace	30	27	\$50,000
701	Monuments - Refurbish	20	17	\$2,600
703	Entry System - Replace	12	9	\$2,150
706	Gate Operators - Replace	12	9	\$10,050
1105	Block/Stucco Walls - Repaint	5	2	\$20,500
1108	View Fence - Repaint	5	2	\$21,000
1109	Vehicle Gates - Repaint	5	3	\$1,200

MONTEREY

201	Asphalt - Resurface	24	21	\$100,000
202	Asphalt - Seal/Repair	4	0	\$6,000
205	Brick Pavers - Repair	10	7	\$3,000
403	Mailboxes - Replace	18	15	\$5,150
501	Block/Stucco Walls - Repair	25	22	\$4,400
503	View Fence - Partial Replace	30	27	\$31,000
701	Monuments - Refurbish	20	17	\$2,200
703	Entry System - Replace	12	9	\$2,150
706	Gate Operators - Replace	12	9	\$10,050
1105	Block/Stucco Walls - Repaint	5	2	\$9,750
1108	View Fence - Repaint	5	2	\$13,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
1109	Vehicle Gates - Repaint	5	3	\$1,200
BELLA VIA				
201	Asphalt - Resurface	24	21	\$240,000
202	Asphalt - Seal/Repair	4	0	\$12,500
205	Brick Pavers - Repair	10	7	\$3,500
403	Mailboxes - Replace	18	16	\$13,500
501	Block/Stucco Walls - Repair	25	22	\$9,100
503	View Fence - Partial Replace	30	27	\$58,000
701	Monuments - Refurbish	20	17	\$2,200
703	Entry System - Replace	12	10	\$2,150
706	Gate Operators - Replace	12	10	\$10,050
1105	Block/Stucco Walls - Repaint	5	2	\$17,000
1108	View Fence - Repaint	5	2	\$24,000
1109	Vehicle Gates - Repaint	5	4	\$1,200
RIVIERA				
201	Asphalt - Resurface	24	20	\$57,000
202	Asphalt - Seal/Repair	4	3	\$5,100
205	Brick Pavers - Repair	10	6	\$3,000
403	Mailboxes - Replace	18	14	\$1,700
501	Block/Stucco Walls - Repair	25	21	\$3,500
503	View Fence - Partial Replace	30	26	\$16,500
701	Monuments - Refurbish	20	16	\$2,000
703	Entry System - Replace	12	8	\$2,150
706	Gate Operators - Replace	12	8	\$10,050
1105	Block/Stucco Walls - Repaint	5	1	\$8,500
1108	View Fence - Repaint	5	1	\$8,000
1109	Vehicle Gates - Repaint	5	2	\$1,200
ESTANCIA				
201	Asphalt - Resurface	24	21	\$73,500
202	Asphalt - Seal/Repair	4	0	\$4,250
205	Brick Pavers - Repair	10	7	\$3,000
403	Mailboxes - Replace	18	15	\$3,250
501	Block/Stucco Walls - Repair	25	22	\$3,100
503	View Fence - Partial Replace	30	27	\$22,000
701	Monuments - Refurbish	20	17	\$2,200
703	Entry System - Replace	12	9	\$2,150
706	Gate Operators - Replace	12	9	\$10,050
1105	Block/Stucco Walls - Repaint	5	2	\$7,500
1108	View Fence - Repaint	5	2	\$9,000
1109	Vehicle Gates - Repaint	5	3	\$1,200
EAGLE RIDGE				
201	Asphalt - Resurface	24	22	\$80,000
202	Asphalt - Seal/Repair	4	1	\$4,050

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
205	Brick Pavers - Repair	10	8	\$3,000
403	Mailboxes - Replace	18	16	\$4,900
501	Block/Stucco Walls - Repair	25	23	\$3,500
503	View Fence - Partial Replace	30	28	\$25,000
701	Monuments - Refurbish	20	18	\$2,600
703	Entry System - Replace	12	10	\$2,150
706	Gate Operators - Replace	12	10	\$10,050
1105	Block/Stucco Walls - Repaint	5	3	\$8,500
1108	View Fence - Repaint	5	3	\$10,250
1109	Vehicle Gates - Repaint	5	4	\$1,200

SUMMIT

201	Asphalt - Resurface	24	24	\$235,000
202	Asphalt - Seal/Repair	4	3	\$11,750
205	Brick Pavers - Repair	10	10	\$3,000
403	Mailboxes - Replace	18	18	\$8,600
501	Block/Stucco Walls - Repair	25	25	\$7,000
503	View Fence - Partial Replace	30	30	\$49,500
701	Monuments - Refurbish	20	20	\$1,750
703	Entry System - Replace	12	12	\$2,150
706	Gate Operators - Replace	12	12	\$10,050
1105	Block/Stucco Walls - Repaint	5	5	\$13,500
1108	View Fence - Repaint	5	5	\$21,000
1109	Vehicle Gates - Repaint	5	5	\$1,200

SANCTUARY

201	Asphalt - Resurface	24	25	\$217,500
202	Asphalt - Seal/Repair	4	4	\$11,000
205	Brick Pavers - Repair	10	11	\$3,500
403	Mailboxes - Replace	18	19	\$11,800
501	Block/Stucco Walls - Repair	25	26	\$8,500
503	View Fence - Partial Replace	30	31	\$57,300
701	Monuments - Refurbish	20	21	\$2,550
703	Entry System - Replace	12	13	\$2,150
706	Gate Operators - Replace	12	13	\$10,050
1105	Block/Stucco Walls - Repaint	5	6	\$15,800
1108	View Fence - Repaint	5	6	\$23,700
1109	Vehicle Gates - Repaint	5	6	\$1,200

SEVILLE

201	Asphalt - Resurface	24	23	\$73,000
202	Asphalt - Seal/Repair	4	2	\$3,800
205	Brick Pavers - Repair	10	9	\$3,000
403	Mailboxes - Replace	18	17	\$3,250
501	Block/Stucco Walls - Repair	25	24	\$5,000
503	View Fence - Partial Replace	30	29	\$18,500
701	Monuments - Refurbish	20	19	\$1,950

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
703	Entry System - Replace	12	11	\$2,150
706	Gate Operators - Replace	12	11	\$15,050
1105	Block/Stucco Walls - Repaint	5	4	\$12,500
1108	View Fence - Repaint	5	4	\$7,500
1109	Vehicle Gates - Repaint	5	4	\$1,800
417	Total Funded Components			

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: **Yellow highlighted** line items are expected to require attention in the initial year.